

BOARD OF ADJUSTMENT OF THE BOROUGH OF BERNARDSVILLE
GENERAL APPLICATION FORM
(FOR VARIANCE, SITE PLAN, SUBDIVISION OR OTHER RELIEF)

APPLICATION OF _____
(Name of Applicant)

OFFICE USE ONLY			
BOA Application:	Fee:	Escrow:	Received:
# _____	\$ _____	\$ _____	by _____

SECTION I. NATURE OF APPLICATION AND/OR RELIEF REQUESTED

- | | |
|---|--|
| <p>#1. (___) Appeal of alleged error-
N.J.S.A. 40:55D-70(a).</p> <p>#2. (___) Interpretation of zoning map,
Zoning ordinance or decision
on special question-
N.J.S.A. 40:55D-70(b).</p> <p>#3. (___) “Bulk” Variance for unique conditions
or physical features of the property/
street-(N.J.S.A. 40:55 D-34)
N.J.S.A. 40:55D-70(c1), or benefits
of deviation from zoning standards
relief outweigh the detriments-
N.J.S.A. 40:55D-70(c2).</p> | <p>#4. (___) “Special Reasons” Variance
N.J.S.A. 40:55D-70(d) (1)~(6).</p> <p>#5. (___) Other relief, including certification
of non-conforming use-
(N.J.S.A. 40:55D-68); permit to
build on a lot not abutting a street
(N.J.S.A. 40:55D-36) or permit to
build in the bed of a stream.</p> <p>#6. (___) Ancillary relief: If relief is
requested under #4 above,
indicate what ancillary relief is
requested pursuant to
N.J.S.A. 40:55D-76(2):</p> <p>(___) Minor Subdivision approval
 (___) Minor Site Plan approval
 (___) Major Subdivision approval
 (___) Major Site Plan approval
 (___) Conditional Use approval</p> |
|---|--|

NOTE: IT IS NECESSARY FOR THIS APPLICATION FORM TO BE FULLY COMPLETED AND EXECUTED. ADDITIONALLY, THE ATTACHED CHECKLIST MUST ALSO BE COMPLETED, AND ANY MAPS, PLATS OR OTHER CHECKLIST ITEMS MUST BE SUBMITTED WITH THE APPLICATION, IN THE NUMBER OF COPIES REQUIRED. DRAWINGS MUST BE APPROPRIATELY FOLDED AND APPLICATIONS COLLATED UPON SUBMITTAL.

SECTION II. DESCRIPTION OF PROPOSED PREMISES AND USE

Block: _____ Lot: _____ Zone: _____ Tax Map Page: _____

Street Location of Property: _____

1. Record Title Owner: _____

Address: _____

Phone #: _____ Fax #: _____ Email: _____

2. Date of Purchase by Record Title Owner: _____

(Attach copy of Record Title Owner's Deed)

3. Applicant (If different from Record Title Owner): _____

Address: _____

Phone #: _____ Fax #: _____ Email: _____

4. Attorney for Applicant (if any): _____

Address: _____

Phone #: _____ Fax #: _____ Email: _____

5. Applicant's Engineer (if any): _____

Address: _____

Phone #: _____ Fax #: _____ Email: _____

6. Applicant's Architect (if any): _____

Address: _____

Phone #: _____ Fax #: _____ Email: _____

7. Current Use of Land and/or Structures (specify): _____

8. Proposed Use of Land and/or Structures (specify): _____

9. Have there been any previous appeals to the Bernardsville Board of Adjustment or Planning Board involving this property? Yes (____) No (____). If yes, state the type of the appeal, the nature of the relief granted or denied, and the date of disposition: _____

10. Does the Owner or Applicant own any lot(s) which is contiguous to the lot(s) which is the subject of this appeal? Yes (____) No (____). If yes, identify the Record Title Owner and list the block and lot numbers of each contiguous lot: _____

11. Are there any existing violations of building codes or zoning ordinances, including valid non-conforming uses known to Applicant? Yes (____) No (____). If yes, identify each such violation or non-conformity _____

SECTION III. ZONING TABLE AND DATA

	Requirement of Zone	Existing	Proposed
1. Height of Building: (feet and stories)	_____	_____	_____
2. Front yard:	_____	_____	_____
3. Side yards:	_____	_____	_____
4. Rear yard:	_____	_____	_____
5. Access Corridor (and frontage on street)	_____	_____	_____
6. Driveway position relative to property lines:	_____	_____	_____
7. Driveway design as per Sec. 12-23.3 a, b, c	_____	_____	_____
8. Minimum lot area: (square feet)	_____	_____	_____
9. Lot shape: (minimum circle diameter)	_____	_____	_____
10. Building envelope: (free of (riparian yard, wetlands and wetland buffers)	_____	_____	_____

	Requirement of Zone	Existing	Proposed
11. Surface disturbance: (allowable steep slope disturbance)			
15-24.99%	_____	_____	_____
25-29.99%	_____	_____	_____
30% or greater	_____	_____	_____
12. Minimum floor area: (as defined in Sec.12-23.19)	_____	_____	_____
13. Maximum floor area: (as defined in Sec.12-23.19)	_____	_____	_____
14. Maximum impervious coverage: (as defined in Sec.12-23.19)	_____	_____	_____
15. Parking:	_____	_____	_____
16. Distance between buildings:	_____	_____	_____
17. Accessory Building			
a. Height:	_____	_____	_____
b. Distance from Principal Building:	_____	_____	_____
c. Setbacks:	_____	_____	_____
18. Number of garage spaces:	_____	_____	_____
19. Signs:	_____	_____	_____
20. Other: (specify)	_____	_____	_____

SECTION IV. REASONS IN SUPPORT OF THE RELIEF REQUESTED

1. If your application is based on an alleged error by the Construction Code Official or Zoning Officer, (Section I, #1 above) describe the permit or other approval requested, the action taken by the Construction Code Official or Zoning Officer, and why you think that action was in error. Attach a copy of any correspondence received from the Construction Code Official or Zoning Officer. _____

2. If your application requests interpretation of the zoning map, zoning ordinance, or other special question, (Section I, 2 above) describe same and set forth the reasons which support the relief you request of the Board of Adjustment. _____

3. If your application requests a variance from bulk standards because of unique conditions or physical features of the property, or because you feel the benefits of deviation from zoning standards outweigh the detriment resulting from the relief requested (Section 1,3 above), state the following:

(a) Why would the strict enforcement of the Ordinance result in peculiar or exceptional practical difficulties or undue hardship on the property in question? _____

(b) What are the exceptional or extraordinary circumstances affecting the subject property which do not similarly affect other property in the same zone or neighborhood? _____

(c) If applicable, how would the Purposes of Zoning or goals of the Master Plan be advanced by the relief which you are requesting, and how would these benefits outweigh the detriment to the Zone Plan and Zoning Ordinance resulting from the deviation requested?

(d) What factors indicate that the relief requested can be granted without substantial detriment to the Zone Plan, Zoning Ordinance, or the General Welfare? _____

4. If your Application requests a “special reasons” variance, (Section I, 4 above), state the following:

(a) Does the Application involve an Inherently Beneficial Use? If so, what benefit to the public will flow from the allowance of this use at the proposed location? _____

(b) Set forth the “special reasons” which you urge for the grant of the relief requested. _____

(c) What factors indicate that the relief requested can be granted without substantial detriment to the Zone Plan, Zoning Ordinance, or the General Welfare? _____

5. If your Application requests other relief such as interpretation of a non-conforming use, permission to construct the house within the right-of-way of a public street, or permission to construct a house not fronting on a street (Section 1, 5 above), please state the following:

(a) When did the non-conformity commence, the date an Ordinance was adopted rendering such use or structure non-conforming, and all facts indicating such use or structure has continued without enlargement or expansion to date. _____

(b) What are the reasons permission should be granted to locate a house in the right-of-way of a street, and how is this consistent with the maintenance of the Official Map? _____

(c) What are the reasons permission should be granted to build a house on a lot not having frontage on a street, and how will public health, safety, and welfare be provided to the occupants of such house? _____

(d) Set forth any further information you deem necessary to enable the Board to act on your Application - additional paper may be used. _____

SECTION V. PERMISSION TO INSPECT

It is the practice of individual members of the Board of Adjustment, as well as Borough officials such as the Construction Code Official, the Zoning Officer, members of the Environmental Commission, members of the Shade Tree Committee and members of the Fire Prevention Bureau to inspect properties which are coming before the Board of Adjustment for action. Such inspections by Board members, if they occur, are for the purpose of understanding more fully the testimony which will be presented at the Public Hearing. Such inspections by other Borough Officials are for the purpose of their submitting advisory reports to the Board of Adjustment for their consideration at the Public Hearing. In most cases an external curbside view of the property is all that is required. These inspections will be conducted without notice to you. In some cases, it will be necessary to enter the property to appreciate impacts on the subject property or surrounding properties. **THEREFORE, THE APPLICANT OR HIS ENGINEER IS ASKED TO "MARKOUT" THE CORNERS OF ANY SUBDIVISION, BUILDING OR ADDITION TO BE PLACED ON THE SITE.**

_____ I (or) _____ We certify that _____ I am (or) _____ We are the owner(s) or _____ of the subject property.
(purchaser under contract, lessee, etc.)

Date: _____
Applicant

Note: Where Applicant is not the legal owner of the subject property, consent of the legal owner(s) must be submitted as follows or in an attached letter.

The undersigned legal owner(s) of the property mentioned in the foregoing appeal or application hereby consents thereto.

Date: _____
Owner
Owner

Address: _____

I will have the following witnesses testify in my behalf at the hearing:

<u>Name</u>	<u>Title</u>
1. _____	(Applicant)
2. _____	_____
3. _____	_____
4. _____	_____